

SAN ANTONIO PLANNING COMMISSION MINUTES



September 26, 2012



2:00 P.M.

Jose R. Limon, *Chair*
Marcello Diego Martinez, *Vice Chair*
Rob Rodriguez, *Chair Pro Tem*
Andrea Rodriguez Lynda Billa Burke
Jody R. Sherrill Daniel D. Kossl
Donald Oroian

The Cliff Morton Development and Business Service Center is located at 1901 South Alamo Street

This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-1111 or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e interpretes para personas con problemas auditivos. Este servicio debe ser solicitado cuarenta y ocho (48) horas antes del día programado para la reunión. Para mas información favor comunicarse al (210) 207-1111 o al 711 (Servicio para personas con problemas auditivos Texas Relay)

Please note that Citizens Comments are limited up to three (3) minutes per person and may change as needed
CALL (210) 207-1111 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEM(S):

A. Work session, 1:15 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)
- Briefing on proposed changes and revisions to the Planning Commission Agenda and meeting

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call – Present: Martinez, R. Rodriguez, Billa Burke, Oroian, Kossl, Absent: Limon, A. Rodriguez, Sherrill

4. Citizens to be heard – No Citizen to speak

Vice-Chair Martinez opened the public hearing.

Larry Odis, Planner, presented items.

* Project is located in the Camp Bullis Notification Area.

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. 120377 **Mount Calvary Lutheran Church**
(West and south of the intersection of Chevy Park and Bryn Mawr)

Vice-Chair Martinez closed the public hearing.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6 HELD ABOVE:

6. 120377 **Mount Calvary Lutheran Church**
(West and south of the intersection of Chevy Park and Bryn Mawr)

PLATS:

7. 120155 **Tausch Farms Unit 2B**
(West of the intersection of Tausch Drive and Dove Oak Lane)

LAND TRANSACTIONS:

8. **S. P. No. 1663** - Request to declare as surplus and sell a vacant 8.67 acre tract of City-owned property known as 851 Acme Road in City Council District No. 6 within the Southwest Business and Technology Park, bounded by State Highway 151 to the west, Acme Road to the east and Wintergarden Drive to the south of New City Block 13940. (Capital Improvements Management Services, by Jesse Quesada)

Motion: Commissioner Billa Burke to approve all items as presented
Second: Commissioner Oroian
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

LAND TRANSACTIONS:

9. **S. P. No. 1617-** Request to close and barricade to vehicular traffic at Ellis Bean railroad crossing (Department of Public Works, by Amer Gilani)

Amer Gilani, Public Works, presented item and recommended approval.

Enrique Cortez, expressed opposition.

Janet Herrera, expressed support.

Manuel Buitron, business owner, expressed opposition.

Jose Almeida, business owner, 324 E. Lachappelle, expressed opposition.

1st Motion

Motion: Commissioner R. Rodriguez to recommend approval of item as presented.

Motion fails due to lack of second

2nd Motion

Motion: Commissioner Billa Burke to recommend a continuance until October 24, 2012 so staff may further review project.

Second: Commissioner Oroian

In Favor: Unanimous

Opposed: None

Motion Passes

VARIANCES and APPEALS:

10. **FPV 12-008 Rock Creek NWWC/Outfall**
(Rock Creek from Callaghan Road northwest to IH-10)

Larry Odis, Planner, presented item and recommended approval.

Motion: Commissioner Oroian to recommend approval of item as presented.

Second: Commissioner Billa Burke

In Favor: Unanimous

Opposed: None

Motion Passes

COMPREHENSIVE MASTER PLANS:

11. **PA12057** - [Item Continued from July 25, 2012 and September 12, 2012 meetings] - Public hearing and consideration of a resolution amending the future land use plan contained in the Arena District Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 2.166 acres located at 3011 East Commerce Street from Town Center to Light Industrial. (Department of Planning and Community Development by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development, would like to request item 11 and 12 be considered as one as they are abutting properties.

12. **PA12059** - [Item Continued from July 25, 2012 and September 12, 2012 meetings] - Public hearing and consideration of a resolution amending the future land use plan contained in the Arena District Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 7.55 acres located at 158 Coca Cola Street from Town Center to Light Industrial. (Department of Planning and Community Development by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development, presented item and recommended denial of item 11 and 12.

Patrick Christensen, representative, stated they have been working with Councilwoman Taylor office in preparing a meeting with Spurs Organization and neighborhood leader to address their concerns. He further stated he has met with the neighborhood associations Coliseum Oaks, Jefferson Park and Havard Eastlawn who have expressed concerns mainly with maintenance issues such as maintaining the lawn, erecting a new fence and maintaining the lawn.

Motion: Commissioner Billa Burke to recommend approval of the applicant's request.
Second: Commissioner Oroian
In Favor: Unanimous
Opposed: None
Motion Passes

13. **PA12069** - [Item continued from the September 12, 2012 meeting] Public hearing and consideration of a resolution amending the future land use plan contained in the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.59 acres legally described as NCB 18449 Block 9 Lot 8 from Medium Density Residential to Community Commercial. (Department of Planning and Community Development by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development, presented item and recommended denial.

Larry O'Neil, expressed support

James Allen Boldt, expressed support

Motion: Commissioner Billa Burke to recommend approval of the applicant's request.
Second: Commissioner Oroian
In Favor: Unanimous
Opposed: None
Motion Passes

- 14. PA12073** - Public hearing and consideration of a resolution amending the future land use plan contained in the Downtown Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 7.53 acres located at 354, 401, and 415 Blue Star from Residential to Mixed Use. (Department of Planning and Community Development by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development, presented item and recommended approval.

Bobby Perez, representative, stated the purpose of this request is to allow for a 300 apartment units with on site parking garage. He stated he has meet with surrounding property owners to present their project.

Roslyn Cogburn, stated the community was not notified of such proposal and would like to request more time to have their questions/concerns addressed.

Jerry Witte, spoke in opposition.

Carmen Vanimeter, expressed opposition.

Motion: Commissioner Billa Burke to recommend approval of item as presented
Second: Commissioner R. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

- 15. PA12074** - Public hearing and consideration of a resolution amending the future land use plan contained in the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.7304 acres located at 1142 Kendalia Avenue from Low Density Residential to Regional Commercial. (Department of Planning and Community Development by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development, presented item and recommended denial.

Rob Killen, representative, stated they are requesting this plan amendment to allow for renovation and expansion of existing auto sales facility.

Mary Lou Rodolfo, expressed support.

Lisa Mireles, expressed support.

Edgar Modesto and Javier Quinoes, owners, stated the purpose of this request is to allow for renovations of existing auto sales facility.

Motion: Commissioner Billa Burke to recommend approval of the applicant's request.
Second: Commissioner Kossl
In Favor: Unanimous
Opposed: None
Motion Passes

OTHER ITEMS:

16. Consideration of proposed amendments to the Unified Development Code resulting from the Infill Task Force. (Development Services Department by Andrew Spurgin)

Andrew Spurgin, Planning Manager, presented item and recommended approval.

Motion: Commissioner Oroian to recommend approval of items as presented minus 5 items: Increase "C-1" maximum building size, "IDZ" stormwater exemption, Minimum drainage easement width, Drainage channel vegetation and the non commercial surface parking lot.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

Non-Commercial Parking Lot Amendment 2:12

Tom Carter, Pape Dawson, briefed commission on the non commercial parking lot amendment.

Rudy Nino, Planning Manager, addressed the "A" grid streets issue.

Motion: Commissioner Kossl to amend amendment 2:12 to allow non commercial surface park
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

Increase "C-1" maximum building size

Motion: Commissioner Kossl to recommend approval of item as presented
Second: Commissioner Billa Burke
In Favor: Martinez, Billa Burke, Kossl
Opposed: R. Rodriguez, Oroian
Motion Failed

This item moves forward with no recommendation for Planning Commission

"IDZ" stormwater exemption

Motion: Commissioner Oroian to recommend approval of TAC's recommendation to increase to 20,000 square feet.
Second: Commissioner Billa Burke
In Favor: R. Rodriguez, Billa Burke, Kossl, Oroian
Opposed: Martinez
Motion Failed

This item moves forward with no recommendation for Planning Commission

Minimum drainage easement width

Craig Meyers, Public Works Department, presented item and recommended approval.

Motion: Commissioner Oroian to recommend changing the language to be the 100 year flood plain or the 25 year plus freeboard, whichever is less
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

Drainage channel vegetation

Motion: Commissioner Oroian to follow TAC's recommendation of denial.
Second: Commissioner Billa Burke
In Favor: R. Rodriguez, Billa Burke, Kossl, Oroian
Opposed: Martinez
Motion Failed

This item moves forward with no recommendation for Planning Commission

17. Approval of the minutes for the September 12, 2012 Planning Commission meeting.

Motion: Commissioner Kossl to recommend approval of minutes as amended
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

18. Director's report - City Council Action Update (Planning Commission Items sent to Council)
19. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
20. **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 4:17 pm.

APPROVED



Jose Limon, Chairman

ATTEST:



Executive Secretary